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AMENDED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR

**ABE'S LANDING**

Phase One

THE STATE OF TEXAS §

COUNTY OF HOOD §

This Declaration of Covenants, Conditions and Restrictions, made on the date hereinafter set forth by TX Lakes, Inc., a Texas Corporation d/b/a Abe's Landing, hereinafter referred to as "Declarant".

WITNESSETH

Whereas, Declarant is the owner of that certain property known as Abe's Landing, Phase One, a subdivision in Hood County, Texas, according to the map or plat thereof recorded in Cabinet C, Sheets 167-168, inclusive, of the Map Records of Hood County, Texas; and

Now, therefore, the Declarant desires to amend and restate Article V, Section 2 and Section 3 of the Covenants, Conditions and Restrictions recorded in the Real Property Records of Hood County, Texas in Volume 2332, Pages 0558 through 0585 to read as follows:

**ARTICLE V**

Abe's Landing Property Owners Association

**Section 2. Membership.** All of the Owners of Lots and each Residential Unit on Multi-Family Lots in Abe's Landing, including any other sections which subsequently may be developed in this tract or adjacent land, will be members of the Association. The Declarant shall be a member of the Association if it owns legal title to any Lot in the subdivision which has not been conveyed to a third party by Contract of Sale or Deed.

**Section 3. Voting Rights.** Each Lot Owner and each Residential Unit on Multi-Family Lots from all sections and/or phases of Abe's Landing shall be a member of such Association and entitled to one (1) vote for each Lot or Residential Unit owned. Where such Lot Owner is a group or entity other than one individual person, the vote on behalf of such Lot Owner shall be exercised only by such individual person as shall be designated in a proxy instrument duly executed by or on behalf of such group or entity and delivered to the secretary of the Association.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed as provided in the acknowledgement set forth hereinafter but to be effective as of the date of execution.

EXECUTED this 3rd day of October, 2007.

TX Lakes, Inc., a Texas Corporation  
d/b/a Abe's Landing

BY:   
J.J. Whitacre, Vice-President

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THE STATE OF TEXAS )  
COUNTY OF HOOD )

BEFORE ME, the undersigned authority, on this day personally appeared CJ Whitacre, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of such corporation for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of Oct., 2007.

*Jessica A McCoy*  
Notary Public, State of Texas



After Recording Return to:

Abe's Landing  
2715 Acton Hwy.  
Granbury, TX 76049

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under Federal Law.  
STATE OF TEXAS COUNTY OF HOOD  
I hereby certify that this instrument was filed on the 3rd day of Oct. 2007 at the time stipulated herein by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF HOOD COUNTY TEXAS, in the Volume and Page as shown hereon.



*Sally Liljeand*  
SALLY LILJEAND, County Clerk  
Hood County, Texas

FILED FOR RECORD  
AT 3:50 P.M.

OCT 09 2007

*Sally Liljeand*  
County Clerk, Hood County, TX